

NAPLES PLANNING & ZONING COMMISSION

DECEMBER 14, 1989

MINUTES

This regularly scheduled meeting of the Naples Planning and Zoning Commission meeting was called to order by Chairman Shane Mayberry at 8:20 P.M.

Commission Present:

Shane Mayberry, Randy Anderson,
Dean Baker

Commission Absent:

Robert Hunt, T.M. Keele, Susan Dart, Craig
Martin, Ben Bridges

Council Representative:

Dennis Judd -- Present

Others Present:

David Barton, Craig Blunt

Imperial Auto/2094 S 1500 E Highway 40 Application for an Auto-Wrecking Yard location:

David Barton made his request to the Planning Commission for a place to set up a Auto-wrecking yard. The Commission discussed type, size, order, fencing, State Law and site location.

Auto-wrecking yards can only be placed in an I-1 zone and are a Conditional Use Section 6 of the Zoning Ordinance was read: Basis of issuing a Condition Use Permit. Discussion followed.

The Commission directed Craig Blunt to get the U.D.O.T. Junkyard regulations.

Having no other matters of business before the Commission, the meeting adjourned at 9:50 p.m.

APPROVED BY: _____
SHANE MAYBERRY, CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

JANUARY 11, 1990

MINUTES

The regularly scheduled meeting of the Naples Planning & Zoning Commission was not called to order due to lack of a quorum.

COMMISSION PRESENT: Shane Mayberry, Randy Anderson

COMMISSION ABSENT: Dean Baker, Susan Dart, Ben Bridges,
Craig Martin, T.M. Keele, Robert Hunt

COUNCIL REPRESENTATIVE: Dennis Judd -- Absent

OTHERS PRESENT: Craig Blunt

Next regularly scheduled meeting of February 8, 1990 will be moved to February 15, 1990.

APPROVED BY: _____
Shane Mayberry
Chairman

ATTESTED BY: _____

MEMO

TO: PLANNING AND ZONING MEMBERS

FROM: PLANNING AND ZONING DIRECTOR

DATE: JANUARY 19, 1990

The planning and Zoning Chairman, Shane Mayberry would like each planning member to review the rewrite of Naples City Master Plan, you are to add to it, change it, make it more specific, explicit, to describe or design in full detail what you would like your City to be and look like in five (5) years.

For an example: Under growth and development in the industrial zones, subject, Auto wrecking and Junkyard's, (conditional use). There has been an application to place one in the City of Naples, you go to the Master plan to find answers to questions like:

1. Is an auto wrecking yard part of the industrial development in an I-1 zone?
2. Where in an I-1 zone is an auto wrecking yard aloud?
3. Are auto wrecking yards the type of developments in I-1 zones appropriate to future development trends or compatible with the industrial development the Commission visions?

The Master Plan covers many issues that would confront the public quality of life, standard of growth and etc... Please take the time to read and make a difference.

February 8th, the commission will cover the changes you want to make.

PS: Resolve the issue on the Auto Wrecking Yard.

Thank you

Craig Blunt

NAPLES PLANNING & ZONING COMMISSION

FEBRUARY 15, 1990

MINUTES

This special meeting of the Naples Planning & Zoning Commission meeting was called to order by Chairman Shane Mayberry at 8:20 p.m.. The meeting was held at Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

COMMISSION PRESENT: Shane Mayberry, Randy Anderson, Susan Dart, Ben Bridges

COMMISSION ABSENT: Robert Hunt, T.M. Keel, Craig Martin, Dean Baker

COUNCIL REPRESENTATIVE: Dennis Judd, present

OTHERS PRESENT: David Barton, Craig Blunt

Chairman Shane Mayberry asked the Commission to begin with Imperial Auto/David Barton application for an Auto Wrecking yard location at 2094 South 1400 East.

Zoning Ordinances: I-1 Chapter 24, was reviewed. Auto Wrecking yards are allowed in an I-1 zone as a Conditional Use. David Barton was asked if he owned the property. He said no but has an option on the property. David Barton was asked to tell the Commission what his plans were.

There are four acres, room for 600 cars, not stacked. He said that he sees no need to stack the cars. He will be crushing cars, selling parts, moving the crushed cars out as soon as he has 200 crushed cars to transport. The yard would be fenced with an eight foot wood fence, a wood fence is half the cost of a chain link fence with bats. The wood fence would be on the East, West and North property lines. There is already a six foot chain link fence on the South property line shared by Western Company of North America.

The cars will be moved in and out of the yard from the West and North gates that front the Montgomery road on 2000 South and 1400 East.

Commission asked: Do you own the lot your used car lot is on?
Answer: No, I rent it.

The Commission asked: How would this wrecking yard effect your used car lot?

Answer: The auto wrecking yard will be a resource for used parts for the used car lot. Once the parts are removed from the cars,

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I would like the cars removed so as not to accumulate more than 200 cars which would be crushed and then removed from the wrecking site.

Discussion followed: areas of concern the Commission would like David Barton to address in his site plan and written proposal and conditions:

FENCING: The fence would be eight feet high made of cedar or redwood or chain link with bats so the fence would be a sight obscuring fence 02-24-003-3 Zoning Ordinances.

The fence would be engineered to meet 1982's Uniform Building Code Standards of Safety, Chapter 11, Group M Division 2. Fencing will be complete before operating an Auto Wrecking Yard. Need a maintenance program for fence.

NOISE AND HOURS OF OPERATION: How noisy is a car-crusher? Can you operate the crusher during designated time frames?

PARKING: If you are going to be selling parts, where are the customers going to park? Show on site plan. Minimum of one space for each eight hundred square feet of wrecking yard area, Chapter 12 Zoning Ordinances.

GATES: On a site plan show gates through the fencing. Any gates facing Highway 40 are not to be left opened or used to move cars in and out of the yard. Gates will be the same height as the fencing and sight-obscuring.

BURNING: Commission stated that there will be no burning.

David Barton: I will not be burning.

STATE PERMITS: David Barton said he will have the necessary state and local permits before operating the yard.
State copies will be provided when local permits are obtained.

DRAINAGE: The drainage must be self-contained. A drainage map will be required, the map will show drainage patterns and disposal as well as proposed finished elevations at corners and center of yard.

HEALTH AND SAFETY: How will oil, gas and anti-freeze be disposed of?

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David said the anti-freeze will be reused, the oil will be collected and stored in 55 gallon drums and burned in an oil heater, gas not discussed. David will put down road base as a burn around the fence bottom to keep animals out and wastes in.

UTILITIES: David Barton said he will be using the rest room facilities at Imperial Auto. All other utilities will be put in as needed.

SIGNS: Types and sizes of signs need to be on site plan. The commission do not want to see the fencing become billboards, signs need to be very conservative.

FIRE: The area the yard is placed in is surrounded by weeds, a fire prevention plan is needed. David Barton, said the area in the yard and a few feet outside the fence will be sterilized to keep weeds down. Road base will be used inside the yard to fill in and level the yard so that weed maintenance will be simplified.

CAR STACKING: Vehicles will not be visible from the street or surrounding properties.

David Barton was told that all conditions once agreed upon must be completed before cars could be collected and an auto wrecking yard started. David Barton said he understood. The Commission desired community input and input from the surrounding property owners.

Ben Bridges moved that the commission hold a public hearing, March 8, 1990 at 7:00 P.M. and the surrounding property owners within 1500 feet be notified by mail of the hearing. Randy Anderson seconded the motion which passed unanimously.

Master Plan Update.

Chairman Shane Mayberry went over the importance of the Commission reading the updated master plan proposal and making changes and additions so that by April meeting a consensus can be made and a final draft could be presented to the Council for approval.

Next regularly scheduled meeting will be March 8, 1990 at 8:00 P.M. following public hearing at 7:00 P.M.

Meeting adjourned at 9:45 p.m.

APPROVED BY: _____

ATTESTED BY: _____

Shane Mayberry

NAPLES PLANNING AND ZONING COMMISSION
PUBLIC HEARING

MARCH 8, 1990

Naples Planning and Zoning Commission was called to order by Randy Anderson acting on behalf of Shane Mayberry. The public hearing meeting, Thursday, March 8, 1990 at 7:00 p.m. in the Naples City Council room, for the purpose of public input on a Conditional Use proposal in an I-1 Zone. The proposal is to place an Auto Wrecking Yard at 2092 South 1400 East, which is 400 feet West of Imperial Auto.

David Barton outlined his proposal: The purpose of the Auto Wrecking yard is obvious. On an ownership plat Dave showed the location. An 8 foot screened fence will go around the Auto wrecking yard, gates will be the same, screened.

There is an outline of things I will need to follow that I received from the meetings and from the State and City regulations. One of these is stacking: vehicles will not be visible from the Highway 40 or the surrounding properties. In other words, I will not stack cars above the fence. Are there any questions concerning the wrecking yard?

Mr. K.S. Mortensen: Do you have any building plans and if you do, does it show any building and what about parking?

David: Building plans at this point. I have not applied for building permit. If I was going to build a building, it would be in front of the Old Hide and Fur Building.

Lorin Merrell: What about the irrigation ditch that runs through the property?

David: The irrigation ditch will not run through the wrecking yard. It will be above the irrigation ditch.

Mr. K.S. Mortensen: What about the parking Dave?

[Dave showed on the plat parking available on Highway 40 and 5 to 10 spaces provided on the leased used car lot of Imperial Auto which Dave leases]

Ben Bridges: Your are going to have a car crusher, right?

David: Not at this point, though the option is available.

Randy Anderson: Are you going to bring one in?

David: If I get to the point where I have enough cars, they will come out and crush them for me,. we're talking one (1) to two (2) weeks of crushing. Then they would haul them off.

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Public Meeting Zoning Commission

Randy Anderson: What are you going to do for fencing?

David: We decided to go with the chain link fence with a PVC tubing that goes down for slats; the aluminum gets bent and stuff and does not look as good.

Randy Anderson: The State mentions that the cars can not enter directly off of Highway 40, he will have to bring them down 2000 South.

[David showed on his plat the gates and access to the wrecking yard on 2000 South]

[Craig Blunt was asked to read any of the letters and comments that had come in by those who could not attend the meeting:]

Shirl and Evelyn Kirk wrote in with a statement against allowing the wrecking yard. Vernal Karren, Dixie Horrocks, Joyce and Michael Karren also opposed the wrecking yard. Kay White and Shannon Karren were not in favor of an Auto Wrecking yard. Basic reasons for opposition:

1. As a young City, the impact would be a negative impression.
2. Property values are already at bottom, this would not help with the values.
3. Fence. How long would it remain standing? It is wall for visitors to wonder at, a graffiti grave yard.
4. Not against new business start ups, but a junk yard is not a good beginning in the hear of the City.

These people have not had a chance to hear all of David's proposal.

David: I am getting judged on how other wrecking yards have performed. To my knowledge, I am the first in Uintah County who has tried to comply with the rules and regulations. It isn't really fair to be judged on what others have done when they have not followed the guidelines and rules in the first place.

Craig Blunt: The rules and regulations have become restrictive. The regulations and rules 20 years ago have been added to and changed to meet the public's wants and precepts.

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Shari Calder: I live in Lind Subdivision. If he is zoned for this and is approved and says he will do all these things with fences and make it look nice, what happens if any of these fall through?

Randy Anderson: The Commission has set up conditions he must follow to get approval, these conditions are written down. If he does not comply, his license is revoked.

Lance Anderson: I live in Lind Subdivision. If Naples Auto [who is across the street from Imperial Auto] decides to put in a wrecking yard and Imperial Auto wrecking yard is allowed, there is no way of stopping the wrecking yards is there?

Craig Blunt: Naples Auto is in a commercial zone, which would not allow wrecking yards.

Lance Anderson: Naples Auto is dumping trash auto parts from old cars. It can not be seen from Highway 40, but we who live behind them can see it. Is there a way to get them to clean up? Naples Auto should not be allowed to have all that trash, but they do. What kind of enforcement will Imperial Auto's wrecking yard have for the fence and what ever in keeping it maintained and cleaned up? Who has the authority to enforce these ordinances?

Craig Blunt: When a violation has been noted, or a complaint has come in, the procedures take over. Corrections notices are given out. A short period of time is given to comply. If compliance is not met, then the legal system takes over, and sometimes it becomes a long drawn out period of time before the correction is made.

Lorin Merrell: A lot of money has been spent ont he Highway here. We have a nice park, school, church, all close to this wrecking yard. I really don't feel like a salvage yard belongs in this area.

Cathy Anderson: Property values, what will this do to our property values? If this wrecking yard is established and we want to sell our home, will buyers look at the wrecking yard and go buy some place else?

David: With the 8 foot fence, people will not know that a wrecking yard is there. Has anyone seen the fence on 3000 South 500 North? That's across from half mile lane? You have no idea what is in their yard.

Mrs. Anderson: You wonder what they do back there.

David: Is it attractive or is it an eye sore?

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Mrs. Anderson: It will be a fact that the wrecking yard is there. I just wanted to know if there are any factual data on property values around auto wrecking yards.

Carma Stevens: I live directly across from 2000 South. I want to know, are they going to be hauling anytime day or night, and throw all those bright lights into our bedroom window or whatever, or maybe be like the one we finally got rid of; open until 10:00 p.m. at night or until 2:00 a.m. in the morning?

David: Operating hours, I do not want to be open past 6:00 p.m. but, what's to say there might never be a wreck late at night where I'm to get the car off. That could happen, but our operating hours will not be past 7:00 p.m. at the latest.

Shari Calder: You said there will be a crusher in there, how loud, how high above the fence will it stick?

David: When the crusher is in operation, I would say there is spots that would be over 8 feet tall as far as the noise, I guarantee is not as noisy as Western. There is a noise factor from 7:00 in the morning to 7:00 at night. I don't plan on wrecking past 7:00 p.m.

Vergie Gee: 2805 South Highway 40. I know there are things they can't control. Coming all hours of the night, people getting out of their cars to look at the wrecked cars and shutting car doors, people standing around talking or one thing or another.

John Harrison: 2295 South Highway 40. I would like to put my name with the list of people who doesn't think that wrecking yard should be in the heart of Naples City. You can look any where there's wrecking yards, after a few years, you see nothing but mess around them, your homes, the property goes down. They turn into slums. That's all you have to do is look at the wrecking yards around the State to see what happens.

Randy Anderson: We will call for a vote later. Are there any more questions?

K.S. Mortensen: I live in Payson Utah. I own the Montgomery Hide and Fur building 14 acres there. I am the nearest property to the wrecking yard. I have several questions and comments.

1. The road 2000 South is only 28 feet wide. it needs to be fixed. It is not enough of a road for what I have planned or for what you have planned.

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2. My wife and I have spent part of today over there. As near as we can tell, the road that goes in front of my property is 2 1/2 feet higher than his. My property sets higher up. The farther West I go from the road or his property. My place, or in front of my building is 6 or 7 feet higher than his, which would make his 8 foot fence 1 foot high.
3. I have talked to Dave about this. I think any usage like this as a neighbor, I think I should be involved any time I have ever been to a planning meeting, there had to be a plot plan. It had to be detailed. There had to be drawings and traffic, parking, all those kinds of things, and I don't see that. I think you need a plot plan before this is finally approved.
4. I think that the set back for the fence would have to be 30 feet. Where the trustee lives there has to be a 1000 feet set back for wrecking yards at any point on the property. That's a bit high, but I think we need a set back on any junk yard. I think the Planning and Zoning Commission needs to look at that. I think a 100 feet would be good. That's not much of a set back for an industrial area.
5. UDOT junk yard regulations says: adjacent property owners should not be able to look over the fence. That can not be met with a 8 foot fence. On my side, I am not sure that a 15 foot fence could make it.
6. I think the property is the wrong shape for a junk yard. I never have seen an "L" shaped junk yard that is mostly frontage. Most of a junk yard is storage.
7. I am pro-junk yard, we need them, but I believe this location is the wrong location for a junk yard.
8. We have 60 acres zoned industrial that is on 2000 South. I don't think that it would be good for Naples to have to drive by a junk yard to get to 60 acres of industrial property. If we think of 10 acres average, that would be 6 major businesses eventually using that piece of Highway. I think that it would hinder the development of Montgomery Subdivision. The Planning and Zoning is charged with the responsibility to see that the highest use of Highway property is used. I don't think that what is being requested is the best use.
9. I would be concerned about oil drainage, gas, antifreeze, and things like that. It is the lowest spot in the subdivision. I have not heard that addressed tonight.

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10. I believe that the Auto Wrecking yard will damage the property values.

Randy Anderson: Mr. Mortensen, what are you planning to do with your property?

K.S. Mortensen: It was vandalized, until that is fixed, I can no do much with it. It is listed. I would like to sell it for warehouse property. When I bought it, I planned on the Oil Field business being here a long time.

Everett Coon: 1834 South 1500 East. One concern I have; Dave might run a real clean fine operation. We have seen many businesses that have moved on that have not been able to stay in business. When they leave, sometimes they have not been able to clean up things, and leave things as they should be. I think that this is the wrong kind of venture for this particular area. We could be left with quite a mess there.

Shari Calder: 1629 East 2250 South. If he does move on and someone else moves in, will they have to keep up the standards that has been set?

Commission: They will have to get their own permits.

David Barton: To answer the question of clean up. there would be enough value in the materials that it would get cleaned up. I don't feel that clean up would be a major concern.

Fence and Road [2000 South] The road is built up but the lowest point is 3 feet 3 inches from the top of the road. You can't stand on the road and say it is 3 feet tall here and walk over on his property and say it is 3 feet plus 3 feet or 3 feet plus 4 feet because it drops down 2 or 3 feet on both sides.

K.S. Mortensen: There is a barrow pit that drops off but raises back to the road level and continues to rise as you go up my property.

Commission: Is that it for comments? Commission has a few comments on the permit process. When David came in for his permit, he is to bring a detail location site and building plan that accompanies the application, which is presented to the Commission. Dave has brought in a little bit to us and has presented a little more to us than here tonight. We had given him a few questions and I don't think they quite have been addressed yet. More has been gone over with the planning commission and to be fair to Dave, I think he probably should have presented it. Some of that would have helped here tonight.

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Public Meeting Zoning Commission

We would like to take a vote here tonight to see who is in favor of our putting the Auto Salvage yard behind Imperial Auto.

David Barton: Before the vote is taken, I would like to say that the people here tonight are people who either have definite questions about it or definitely oppose it. There are a lot more people that have or should have more impact on it than those that have come here to oppose it.

Commission: We would like to take the vote and after we go into a planning meeting and discuss it. This vote does not bind us as a planning commission. It will be taken into consideration and then the members can make their decision.

If the Zoning Commission makes a decision against Dave, Dave has an appeal process to follow. This is a step has to go through to get a permit.

Lorin Merrell: 1292 East 1750 South. We are the people here tonight that will be directly effected by it. the closest people to it and interested enough to come.

Ben Bridges: I would like to commend Dave for coming in and doing what is right.

Shari Calder: 1629 East 2250 South. I imagine the good majority of people did come with an open mind. When I was told about the meeting, I had heard about it. I did not care whether you put it in or not, it did not touch my property. I hope you don't think that you have not been given fairness. We did come here to hear you and how you were going to put it in to see if it was good or not.

K.S. Mortensen: One of the basis for issuance of a conditional use permit is that it will contribute to the general welfare and well being of the Community and be compatible with and complementary to the community and the existing surroundings uses buildings and structures, is it going to do that?

David Barton: Is it better to put or take something that is nothing but a mess in everybody's yard, put in one place and make something of it, or is it better to let it sit there 3 or 4 cars in everybody's yard and absolutely be nothing? So yea, I think that will be a benefit to the Community. Anyone of you could drive down the street and look at the oil field yards. I will be a lot cleaner operation then they are.

Vote:	Those in favor	2
	Those against	22

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Public Hearing Zoning Commission

Thank you for coming. Naples Planning and Zoning Commission meeting will follow this meeting, those interested in attending, please stay. Meeting adjourned 8:04 p.m.

APPROVED BY: _____
Shane Mayberry
Chairman

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

MARCH 8, 1990

The regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order by Randy Anderson at 8:05 p.m.
March 8, 1990

Commission Present: Randy Anderson, Dean Baker, Robert Hunt,
Susan Dart, Craig Martin, Ben Bridges

Commission Absent: Tim Keele, Shane Mayberry

Council Present: Dennis Judd

Others Present: Craig Blunt, Ray Nash, David Barton, Lisa
Barton, Larine Mortensen, Udel Birch,
Virginia Birch, Marilyn Pinegar, K.S.
Mortensen.

Review of Public Hearing by Planning Commission and Ray Nash

Imperial Auto/ 2094 South 1500 East [Highway 40]/David Barton
Auto Wrecking Yard Proposal/ Conditional Use Permit.

Lisa Barton: Is there any other property, I-1, that would be
more pleasing to the people for a wrecking yard?

David Barton: Zions bank had property way back in the rear of the
subdivision that was turned over to Uintah County. I had to walk
the papers around the County and say here are the papers you own
them, but I could not get anything on it.

K.S. Mortensen: I talked to the County today. They said in May
there will be an auction for these properties, a tax sale.

Lisa Barton: The reason we want the Auto Yard there instead of
somewhere else is because it will be more supervised because we
are right there everyday. I mean it is safer there than if we
would go out into the County without all this it would be less of
a hazard to everyone.

Susan Dart: I have a number of concerns, most of them have to do
with the laws or Zoning ordinances. I can see that the
businesses trying to put in is complimentary to your business
Imperial Auto.

Any business we allow on the issuance of a conditional use permit needs to be compatible and complimentary to the existing, surrounding uses and buildings. I have a hard time with this myself. I am willing to put this on the back burner right now and it has been brought to my attention and to everyone else that we have a lot of requirements that you have not come forth with, your part of the regulations we have asked you to supply us with. Due to that, I will hold my concerns until you have come forth with your required information that we had asked you to have for this meeting.

David Barton: I don't know what I missed?

Ray Nash: Went over the list of items required from the application. February 15, 1990 minutes and Basis for issuance of Conditional Use permit 02-06-005.

Dean Baker asked to have examples brought out to show David and Lisa Barton and pointed out the items that were requested by the Commission. Fence details, type etc..., answer all those concerns in writing.

David Barton: What I have asked, is there a way that this could be passed without having to do all that? Once it is passed, I am willing to do that, but I don't want to spend money where there is no chance that I would have to.

Randy Anderson: How can we pass something we can not see?

Susan Dart: We are bound by certain legalities you have to take care of certain concerns as we do ours. the best way to do it is to have it all down in writing so that you understand what we want and we can understand what you want, it is a two way thing.

Dean Baker moved the Commission to table any further action on the Auto Wrecking Yard until such time we get the necessary information. Susan Dart seconded the motion, the vote was unanimous.

Gift Emporium/Marilyn Pinegar

Billboard proposal location 1238 South 1500 East.

Marilyn Pinegar came in to tell the Commission about their new business Gift Emporium, which is in the Mighty Muffler building. They also own the property at 1238 South 1500 East, which is industrial too and would like to put up a billboard between the building there and Montgomery's salvage yard, which is on the North side of the building to advertise their new business. The site plans and such are being made, but she would like you to drive by and view her proposal. The trees will not be removed. I am waiting for the State to give approval and set the set backs.

Discussion followed. Dean Baker moved to adjourn, Ben Bridges seconded. The meeting adjourned at 9:30 p.m.

Next meeting April 12, 1990.

APPROVED BY: _____
Shane Mayberry
Chairman

ATTESTED BY: _____

ZONING HEARING MARCH 8, 1990

NAMES	ADDRESS
JannaRae Butler	2017 S 1500 E Renter
Orval Stevens	2003 S 1500 E
Carma Stevens	2003 S 1500 E
Mabil Richardson	1989 S 1500 E
Vergie Gee	2085 S 1500 E
Larine Mortensen	1645 S Canyon Rd. Payson, Utah 84561
K.S. Mortensen	1645 S Canyon Rd. Payson, Utah 84561
Helen Harrison	2295 S 1500 E
John C. Harrison	2295 S 1500 E
Lorin F. Merrell	1292 E 1750 S
Shari Calder	1629 E 2250 S
Alan Calder	1629 E 2250 S
David & Lisa Barton	618 W 1100 S
Lance & Cathy Anderson	1613 E 2250 S
Dan & Konni Hacking	1583 E 2250 S
Dixie Birchell	1594 E 2250 S
Everett E. Coon	1834 S 1500 E
Ray Nash City Attorney	
Udell A Birch	1750 E Hwy 40
Marilyn Pinegar	1238 S 1500 E
Craig Blunt	
Randy Anderson	
Dean Baker	
Robert Hunt	
Craig Martin	
Ben Bridges	

05-133-0107 ALAN CALDER
1629 E 2250 S 84078

05-133-0105 SHIRL KIRK
1597 E 2250 S 84078

05-133-0104 DANIEL HACKING
1583 E 2250 S 84078

05-133-0103 GOLDIE LIND
2151 S 2000 E 84078

05-133-0101 AMY ALLRED
05-133-0102 3858 COCHISE DR. WEST VALLEY CITY
84120

05-133-0115 KENT BIRCHELL
1594 E 2250 S 84078

05-133-0116 ELDEN SLATER
1610 E 2250 S 84078

05-133-0117 ADMIN. VETERAN AFFAIRS
P O BOX 11500 SALT LAKE CITY 84147

05-133-0018 LILA WILKINS
2907 OAKVIEW CIRCLE
SALT LAKE CITY 84121

05-133-019 NAPLES CHURCH
CHURCH CORP. OF PRES
502 E NORTH TEMPLE 22ND FLOOR
SALT LAKE CITY, 84150

05-133-0017 JOHN HARRISON
P O BOX 1661 84078

05-133-0020 HEBER HARRISON
2359 S 1500 E 84078

05-133-007 ORVAL STEVENS
2003 S 1500 E 84078

05-133-008 ROBERT KAY BREWER
601 BUCKBOARD , ROUNDROCK, TEXAS
78681

05-133-0005 CLAWSON, ELLIOT
2019 S 1500 E 84078

05-133-0011 KARMA SMUIN
4318 FERNWOOD DR. SLC 84123

05-133-0006	IVAN SHERRYL SADLIER 2031 S 1500 E 84078
05-133-0034	KARREN INVESTMENTS P O BOX 579 84078
05-133-0012	CARLIE WILLIAMS 7623 NADA STR. DOWNEY, CA 90242
05-133-0014	RAYMOND & VERGIE GEE 2085 S 1500 E 84078
05-133-0016	ROBERT GEE 210 PIERCE, OFALLON, ILL 62209
05-133-0035	ARTHUR HERRERA P O BOX 790204 84078
05-133-0106 05-133-0033	LANCE ANDERSON 1613 E 2250 S 84078
05-132-0067	CARMA STEVENS 2003 S 1500 E 84078
05-132-0070	RETV PARTNERSHIP 605 E MAIN 84078
05-132-0065	R.D.A. GENERAL 1775 N 900 W SLC
05-132-0080 05-132-0064	GILES CHIVERS 130 S 1500 W #21 84078
05-132-0066	UINTAH SCHOOL DISTRICT 635 W 200 S 84078
05-132-063	SUMMIT SYSTEMS 4590 HARRISON BLVD, OGDEN 84403
05-132-0083	DAVID KARREN 1819 S 1500 E 84078
05-132-0062	VERNAL KARREN 1799 S 1500 E 84078
05-132-0072	DIXIE HORROCK 1785 S 1500 E 84078
05-113-0030	CHAMPION CHEMICALS, INC. 1100 RICHMOND AVE. STE #400 HOUSTON, TEXAS 77042

05-113-0002	BIRCH, UDELL A. TRUSTEE BIRCH, VIRGINA 1750 E HWY 40 84078
05-113-0005 05-113-0041	WESTERN OF NORTH AMERICA 185 S STATE STE. #204 SALT LAKE CITY, 84111
05-113-0026	DEAN & BONNIE HARWOOD 299 E 1500 S 84078
05-113-0031	U OF U 306 PARK BLDG. SLC 84112
05-113-0012	BENJAMIN WILSON 173 NORTH 300 WEST CEDAR CITY, UT 84720
05-133-0004	BASIN STATE BANK P O BOX 7549 REQ DEPT. NEWPORT BEACH, CA 92658-7549
05-113-0006	LEWIS MASSEY 1309 E 2500 S 84078
05-113-0020	WM. GARDNER & FERRIS L STACK 4301 S 500 E
05-113-0021 05-113-0039	SHIRLEY STAFFORD 2336 S 1500 E 84078
05-113-0033 05-113-0001 05-113-0036 05-110-0036	UINTAH COUNTY 147 E MAIN VERNAL, UTAH 84078
05-110-0034	LILA WILKINS 2907 OAKVIEW CIRCLE, SLC 84121
05-110-0035	ALVIN KAY P O BOX 23 84078
05-110-0033	EVERETT COON P O BOX 383 JENSEN 84035
05-110-0027	GLEN FLEENER P O BOX 158 84078
05-110-0025	RICHARD UFFORD 484 W 250 S 84078
05-110-0026	LORIN MERRELL 1292 E 1750 S 84078

05-110-0029

MAX KUNZ

05-110-0028

1390 E 1750 S 84078

05-110-0031

BOWDEN TRUST

400 W 350 S 84078

05-110-0030

KIRK BOWDEN

P O BOX 108 84078

NAPLES PLANNING & ZONING COMMISSION

APRIL 12, 1990

MINUTES

This regularly scheduled meeting of the Naples Planning & Zoning Commission, April 12, 1990 was called to order by Chairman Shane Mayberry.

COMMISSION PRESENT: Shane Mayberry, T.M. Keele, Susan Dart,
Dean Baker

COMMISSION ABSENT: Shane Mayberry, Ben Bridges, Craig Martin
Robert Hunt

COUNCIL REPRESENTATIVE: Dennis Judd, absent

OTHERS PRESENT: John E. Kornfeld, Craig Blunt

Forest Industries/John E. Kornfeld: Business proposal in P & W Subdivision about 1500 South 1300 East. (05-110-0014)

John Kornfeld explained to the Commission what his business would be. Making poles, peeling them cut off to lengths. All parts are sellable. Must sell outside of the area. There would be an on site Construction Trailer. Plans on planting trees along frontage at 1500 South. Presented Site plan to Commission.

Commission asked that trees, fencing and type, (see 02-02-005) be shown on the plot. These areas were discussed, all in all order, neatness, safety. He will have his site plan finished for next meeting.

Review of Master Plan

We need 3 hours straight to work on it May 10, 1990 as work day. Send a letter 3 weeks prior to the meeting to have the material read. And 3 days prior send letter as a reminder.

Other business:

Imperial Auto & Naples Auto

Define: More than one part off the vehicle that does not make it legal to drive and or to pass inspection.

Complaints:

Postmas-/ go through Ray Nash's gate, the traffic has been great cars in and out all times of the day. Fancy cadillac's, old cars.

Susan Dart: letter to enforce, If nothing done attorney in 5 days.

T.M. Keele: 2nd motion to adjourn

Dean Baker: 2nd

Meeting adjourned 9:45 p.m.

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MAY 10, 1990

MINUTES

This regularly scheduled meeting of the Naples Planning & Zoning Commission meeting was called to order by Chairman Shane Mayberry at 8:00 p.m. The meeting was held at the Naples City office, 1420 E 2850 S, Naples, Uintah County, Utah.

COMMISSION PRESENT: Dean Baker, Shane Mayberry, T.M. Keele

COMMISSION ABSENT:

COUNCIL REPRESENTATIVE: Dennis Judd, present

OTHERS PRESENT: Craig Blunt

Chairman Shane Mayberry asked the Commission to begin with Approval of February 8th and 15th minutes, March 3, public hearing and minutes. Dean Baker moved to approve the March minutes, T.M. Keele 2nd the motion. Dennis Judd moved to approve February minutes, Shane seconded. One abstain, T.M. Keele.

Forest Industries/John E. Kornfeld, final site plan.

Approval of site plan:

Dean moved to approve the site plan with the following conditions:

1. trees be planted along frontage road
2. fencing: 39" field 2 barb top
3. temporary office; 2 year conditional use; look at again
4. burning as to ordinance

Dennis moved to adjourn at 9:00 p.m. Dean seconded.

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

JUNE 14, 1990

MINUTES

This regularly scheduled meeting of the Naples Planning & Zoning Commission was not called to order due to lack of quorum members.

COMMISSION PRESENT: Shane Mayberry, T.M. Keele, Randy Anderson

COMMISSION ABSENT: Dean Baker, Susan Dart, Ben Bridges,
Craig Martin, Robert Hunt

COUNCIL REPRESENTATIVE: Dennis Judd, absent

OTHERS PRESENT: Craig Blunt

Next regularly scheduled meeting July 12, 1990

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING AND ZONING COMMISSION
JULY 12, 1990

This regularly scheduled meeting of the Naples City Planning and Zoning Commission was held July 12, 1990.

COMMISSION PRESENT: Randy Anderson, T.M. Keele

OTHERS PRSENT: Craig Blunt

Due to lack of members to make a quorum, the meeting was adjourned.

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

AUGUST 9, 1990

MINUTES

This regularly scheduled meeting of the Naples Planning & Zoning Commission was not called to order due to lack of quorum members.

COMMISSION PRESENT: Randy Anderson, T.M. Keele

OTHERS PRESENT: Craig Blunt

Next regularly scheduled meeting September 13, 1990.

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

NAPLES CITY PLANNING & ZONING COMMISSION

MINUTES

SEPTEMBER 13, 1990

Naples Planning and Zoning Commission due to lack of quorum the meeting was canceled.

COMMISSION PRESENT: Chairman Shane Mayberry, Susan Dart,
Randy Anderson

COMMISSION ABSENT: T.M. Keele, Dean Baker, Robert Hunt,
Craig Martin, Ben Bridges

COUNCIL REPRESENTATIVE : Dennis Judd -- Absent

OTHERS PRESENT: Craig Blunt

Discussion of Inspection and cleaning ordinance proposal was made by those present. Utah State Code 10 Section 11 was read and discussed.

Other Cities ordinances were reviewed. Those present wanted definitions of unsightly objects, garbage, Health and Safety, weeds, structure, refuse-- examples as follows:

Weeds: as defined in "Weeds and Poisonous Plants of Utah"
By Tom D. Whitson

"Utah Weed Control Handbook 1990"
By Steven A. Dewey

Weeds are to be no higher than 6 inches.

Structure: as defined in the Uniform Code for the abatement of Dangerous Buildings 1990.

Unsightly objects: as defined in the abandoned vehicle code, junk cars, abandoned household items.

Refuse: tires, garbage

Justification for Beautification ordinance or Inspection and Cleaning ordinance:

Objects, property and structures that attribute to vermin, mosquito and rodents growth and habitat. Structures, property and objects that are sources of contamination and or pollution of water, air and property. Structures, property and objects that create a danger to the health and safety to humans and animals.

The Naples City Economic Development plan of March 1990 Goal # 2 was discussed .

1. Establishing a beautification committee to promote a positive community attitude and image.

This goal # 2 would be best positive promotion for community clean up. It was recommended that Craig Blunt discuss the need for the Council to complete their action plan for goal # 2 and then follow up with a letter from the Zoning commission.

It was also recommended that the meeting of the Zoning Commission be held on the 2nd Tuesday of the month at 8:00 p.m.

It was also recommended that the Zoning Commission look at voting in a new Zoning Chairman and Assistant Chairman, the present Chairman is going on his 3rd year as Chairman and needs a rest.

It was also recommended that the membership of the Planning and Zoning Commission be reviewed and those who have not been attending the meetings will be replaced.

With no further recommendations, the meeting ended at 10:45 p.m.

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

OCTOBER 9, 1990

The Naples Planning and Zoning Commission due to lack of a quorum, the meeting was canceled.

COMMISSION PRESENT: Randy Anderson

COMMISSION ABSENT: Shane Mayberry, Susan Dart, T.M. Keele,
Dean Baker, Robert Hunt, Craig Martin
Ben Bridges

COUNCIL REPRESENTATIVE: DENNIS JUDD, absent

OTHERS PRESENT: Craig Blunt

Discussion of Inspection and Cleaning Ordinance definitions. Objectives were given to Ray Nash, City Attorney, who will put a rough draft together for next meeting, November 13, 1990.

Council & Mayor would like Randy Anderson to chair the Beautification Committee.

Randy Anderson, would like to have a Council member and Zoning member work together in putting a committee together and from that committee a chair person elected.

A list of names were made to draft new zoning members from. Craig will call.

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

DRAFT LIST

Lance Anderson 1613 E 2250 S.	#1702	yes
Liddia Anders 2972 S. 1500 E.	#2309	yes
Ron Barrett 953 E 2850 S	#6417	yes
Russell Carter 983 E 2910 S	#9130	
Ronald Dalene 951 S 2000 E	#5377	
Garret Eckerdt 2554 S 500 E	781-0156	maybe
Brad Funk 982 E 2850 S	#7084	
Walter Gale 2837 S 500 E	#8756	
JoJo Gale 466 E 1500 S	#8937	"No"
Skye Hackford 589 E 1500 S	#4057	
Dennis Huffman 840 E 2850 S	1-0518	maybe
Richard Ingram 848 S 2000 E	#2484	
Joe Shaffer		maybe
Gorden Kitchen		

NAPLES PLANNING & ZONING COMMISSION

MINUTES

NOVEMBER 13, 1990

The Naples Planning & Zoning Commission due to lack of a quorum, the meeting was canceled.

COMMISSION PRESENT: Randy Anderson, Susan Dart

COMMISSION ABSENT: Shane Mayberry, T.M. Keele, Dean Baker
Robert Hunt, Craig Martin, Ben Bridges

COUNCIL REPRESENTATIVE: Dennis Judd, present

OTHERS PRESENT: Craig Blunt

Discussion: Weed Ordinance, those present discussed a blanket weed ordinance. VS a Selective Zoning. There was discussion of procedures, complaint forms, documentation; in forming an ordinance and policy to abate weeds, garbage, refuse or any unsightly or deleterious object or structure.

Garbage mandatory pickup was discussed.

Craig was asked to get Ballard City's garbage pickup ordinance for next meeting December 11, 1990.

ZONING ADDITIONS

Chapter 11 Utah Code

Inspection and Cleaning in Cities

10-11-1 Abatement of weeds, garbage, refuse and unsightly
 objects.

10-11-2

10-11-3 Appoint an inspector to investigate.

10-11-4 Define: Noxious weeds, injurious
 garbage
 refuse
 unsightly
 deleterious objects or structures

APPROVED BY: _____
 SHANE MAYBERRY
 CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

DECEMBER 11, 1990

Naples Planning & Zoning Commission due to lack of a quorum, the meeting was canceled

COMMISSION PRESENT: Chairman Shane Mayberry, Randy Anderson

COMMISSION ABSENT: Susan Dart, T.M. Keele, Dean Baker,
Robert Hunt, Craig Martin, Ben Bridges

COUNCIL REPRESENTATIVE: Dennis Judd, absent

OTHERS PRESENT: Craig Blunt

Discussion of the final draft providing abatement of weeds, garbage, refuse, or any unsightly or deleterious object or structure was reviewed and discussed.

New member list from October 9, 1990 was reviewed.

Next Zoning meeting January 10, 1991 8:00 P.M.

APPROVED BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JANUARY 10, 1991

This regularly scheduled meeting of the Naples Planning & Zoning Commission was held 1/10/91 at the Naples City Office.

The meeting was adjourned due to lack of a quorum at 9:30 p.m.

COMMISSION PRESENT: Chairman Shane Mayberry, Randy Anderson

COMMISSION ABSENT: Susan Dart, T.M. Keele, Craig Martin,
Ben Bridges, Dean Baker, Robert Hunt

COUNCIL REPRESENTATIVE: Everett Coons - absent

NEW MEMBERS PRESENT: Ron Barrett, Lance Anderson,

NEW MEMBERS ABSENT: Liddia Anders, Garrett Eckherdt, Joe Shaffer

OTHERS PRESENT: Craig Blunt

Discussion on 1. Paying Zoning members \$10.00 for showing up at
Zoning meetings.

2. Treats at meetings approved

3. Approval of new members

APPROVAL BY: _____
SHANE MAYBERRY
CHAIRMAN

ATTESTED BY: _____